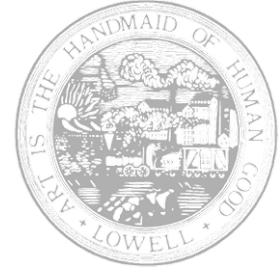


City of Lowell

Zoning Board of Appeals Agenda

3/28/2022 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, March 28, 2022 at 6:30 PM.



This meeting will occur in-person with the option to join remotely. You can choose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/81351043489>
2. Call (646) 558-8656 and enter the Meeting ID: 813 5104 3489
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2022-3

Petition Type: Variance

Applicant: 505 Capital Partners, LLC

Property Located at: 38-40 Swift Street 01852

Applicable Zoning Bylaws: Section 5.1 and Section 6.1.10

Petition: 505 Capital Partners, LLC has applied to the Zoning Board of Appeals to subdivide the existing lot at 38-40 Swift Street and construct a new two-family dwelling on the new lot. The property is located in the Traditional Neighborhood Two-Family (TTF) zoning district and requires Variance approval under Section 5.1 for minimum lot area per dwelling unit, minimum frontage, minimum and maximum front yard setbacks, minimum side yard setback, and minimum rear yard setback, under Section 6.1.10 to exceed the maximum allowed curb cut, and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-10

Petition Type: Variance

Applicant: Niranjan Bhagat

Property Located at: 45 Katherine Drive 01854

Applicable Zoning Bylaws: Section 5.1

Petition: Niranjan Bhagat has applied to the Zoning Board of Appeals to construct an addition to the existing single-family at 45 Katherine Drive. The property is located in the Suburban Single-Family (SSF) zoning district, and requires Variance approval under Section 5.1 for relief from the Maximum Floor Area Ratio (FAR) requirement, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2022-7

Petition Type: Variance

Applicant: KM Construction

Property Located at: 76 Epping Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: **KM Construction** has applied to the Zoning Board of Appeals to construct an addition to the existing single-family home at 76 Epping Street. The property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Variance approval under Section 5.1 for relief from the maximum Floor Area Ratio (FAR) requirements, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-9

Petition Type: **Variance and Special Permit**

Applicant: **HMD Enterprises**

Property Located at: **1201 Westford Street 01851**

Applicable Zoning Bylaws: **Section 6.3**

Petition: **HMD Enterprises** has applied to the Zoning Board of Appeals seeking Special Permit and Variance approval at 1201 Westford Street. The applicant seeks to erect an internally illuminated pylon sign at the property, this would be the second pylon sign at the property. The subject property is located in the Office Park (OP) zoning district. The proposal requires Special Permit approval from the Zoning Board of Appeals pursuant Section 6.3 to erect an internally illuminated sign, Variance approval pursuant Section 6.3 to erect a second pylon sign at the property, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2022-11

Petition Type: **Variance**

Applicant: **Niranjan Bhagat**

Property Located at: **4-8 Wiggin Street & 153 Willie Street 01854**

Applicable Zoning Bylaws: **Section 5.1 and Section 6.1**

Petition: **Lynn Lowell LLC** has applied to the Zoning Board of Appeals and Planning Board to construct a 12-unit residential structure on the currently vacant lots at 4-8 Wiggin Street and 153 Willie Street. The subject property is located in the Urban Multi-Family (UMF) zoning district. The project requires Site Plan Review approval pursuant Section 11.4.2 from the Planning Board, Variance approval from the Zoning Board of Appeals pursuant Section 5.1 for relief from the minimum side yard setback, and minimum rear yard setbacks, pursuant Section 6.1 for relief from the minimum off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Minutes for Approval:

3/14/2022 Meeting Minutes

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by March 13, 2022 and March 20, 2022.